128.0	0002	0025.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	793,500	/	793,500
USE VALUE:	793,500	/	793,500
ASSESSED:	793,500	/	793,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEXUS INC
Owner 2:	
Owner 3:	
Street 1:	888 MAIN STREET
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Housing, Oth with a Hospital Building built about 1930, having primarily Aluminum Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	5962.000	313,500	900	479,100	793,500
Total Card	0.137	313,500	900	479,100	793,500
Total Parcel	0.137	313,500	900	479,100	793,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.81 | /Parcel: 325.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	82920
GIS Ref	
GIS Ref	
Insp Date	04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	313,600	900	5,962.	479,100	793,600	793,600	Year End Roll	12/18/2019
2019	959	FV	278,500	900	5,962.	449,100	728,500	728,500	Year End Roll	1/3/2019
2018	959	FV	278,500	0	5,962.	371,300	649,800	649,800	Year End Roll	12/20/2017
2017	959	FV	278,500	0	5,962.	341,400	619,900	619,900	Year End Roll	1/3/2017
2016	905	FV	278,500	0	5,962.	311,400	589,900	589,900	Year End	1/4/2016
2015	905	FV	255,000	0	5,962.	305,400	560,400	560,400	Year End Roll	12/11/2014
2014	905	FV	255,000	0	5,962.	283,900	538,900	538,900	Year End Roll	12/16/2013
2013	905	FV	255,000	0	5,962.	270,100	525,100	525,100		12/13/2012

!10013!

PRINT

Date	Time
12/11/20	00:23:01

LAST REV

Date	Time
03/27/19	11:46:59
danam	
10013	

USER DEFINED

Prior Id # 1:	82920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	881-103		10/14/1976		49,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2018	1700	Porch	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Measured	336	PATRIOT
5/3/2000	Meas/Inspect	264	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
8/29/1993		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	89 - Hospital		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25000000
Const Adj.:	0.97757620
Adj $ / SQ:	152.746
Other Features:	21705
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447863
Depreciation:	134359
Depreciated Total:	313504

COMMENTS

HOME FOR SPECIAL NEEDS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	2	HB	1

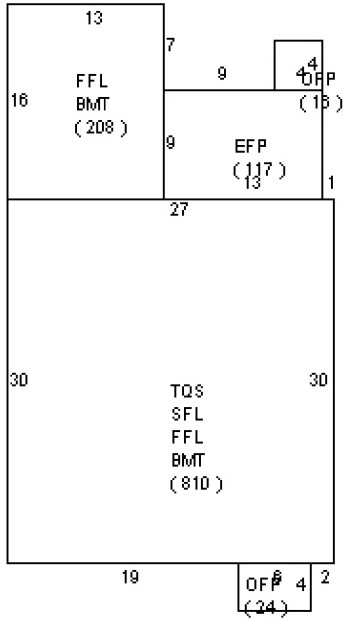
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	7	M
Totals			
1	11	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.75
Special Features:	0	Val/Su Net:	86.82
Final Total:	313500	Val/Su SzAd	128.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,018	45.820	46,649
FFL	First Floor	1,018	152.750	155,496
SFL	Second Floor	810	152.750	123,724
TQS	3/4 Story	608	152.750	92,793
EFP	Enclos Porch	117	49.360	5,775
OFP	Open Porch	40	43.010	1,721

Net Sketched Area:	3,611	Total:	426,158
Size Ad	2435.5	Gross Are	3813	FinArea	2436
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1998	0.00	T	16.8	959						
19	Patio	D	Y	1	15X20	A	AV	2000	3.50	T	15.2	959			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc